

MEMO

DATE: January 10, 2001

TO: Honorable Mayor and City Council

THROUGH: John Lettelleir, AICP, Director of Planning

FROM: Douglas C. Mousel, Planner II

RE: S.H. 121 Development and Land Use Comparison

xc: George Purefoy, City Manager

The City of Plano has restricted land use and development within the State Highway 121 (S.H. 121) corridor by implementing a S.H. 121 Overlay District and by rezoning properties within the corridor to either Regional Corridor or Regional Employment.

The S.H. 121 Overlay District is rather simplistic. The Overlay encompasses all properties within 1,200 feet of the centerline of S.H. 121 from the Dallas North Tollway to Custer Road, but the Overlay is rather simplistic. The Overlay does not affect the base zoning of the properties other than the following:

- A minimum 30-foot landscape edge is required
- Electrical and/or communications utility lines shall be installed underground
- All signs must be monument signs

The City of Frisco already requires these three items for development within the S.H. 121 corridor.

The City of Plano also rezoned the S.H. 121 corridor as Regional Corridor or Regional Employment. The Regional Corridor district allows the development of retail, service, office, and limited manufacturing uses at appropriate nodes within regional thoroughfares. The Regional Corridor district is most generally found at intersections of major thoroughfares with either S.H. 121 or the Dallas North Tollway. The Regional Employment district is intended for office and limited manufacturing uses appropriate along regional thoroughfares. Some retail uses are permitted when developed in conjunction with office and limited manufacturing. The Regional Employment district has been applied along S.H. 121 and the Dallas North Tollway. Attached is a comparison of land uses permitted in Frisco's Highway and Commercial-2 districts and Plano's Regional Corridor and Regional Employment districts for your review. A "(S)" indicates that a Specific Use Permit is required for the development of the use.